

51 POW STREET – WORKINGTON, CA14 3AB



A1 SHOP TO LET

LOCATION

Workington has a population of circa 25,000 located on the Cumbrian coast and is served by the A66 and A596 trunk roads. Carlisle is 35 miles north and Whitehaven some 8 miles to the south.

There are various multiple retailers in close proximity including **Holland & Barrett**, **Ryman** and **Sports Direct**.

ACCOMMODATION

The shop is arranged on ground floor and first floor providing the following approximate internal area:

Gross Frontage	22'1"	6.80m
Net Frontage	19'9"	6.10m
Internal Width (max)	19'11"	6.15m
Ground Floor Sales	1,003sqft	93.18sqm
First Floor	839sqft	77.94sqm

LEASE

Available by way of a new 10 year effectively full repairing and insuring lease with 5 yearly upward only rent reviews.

RENT

£22,500pax

EPC

Attached

SUBJECT TO CONTRACT & VACANT POSSESSION

RATES

Rateable Value	£21,000pa
UBR (2024/2025)	£0.499
Rates payable	£10,479pa

Interested parties should verify these figures with Allerdale Borough Council Business Rates Department (Tel: 0303 123 1702).

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

DECLARATION

A Director of Dresler Smith has an interest in this property.

VIEWING

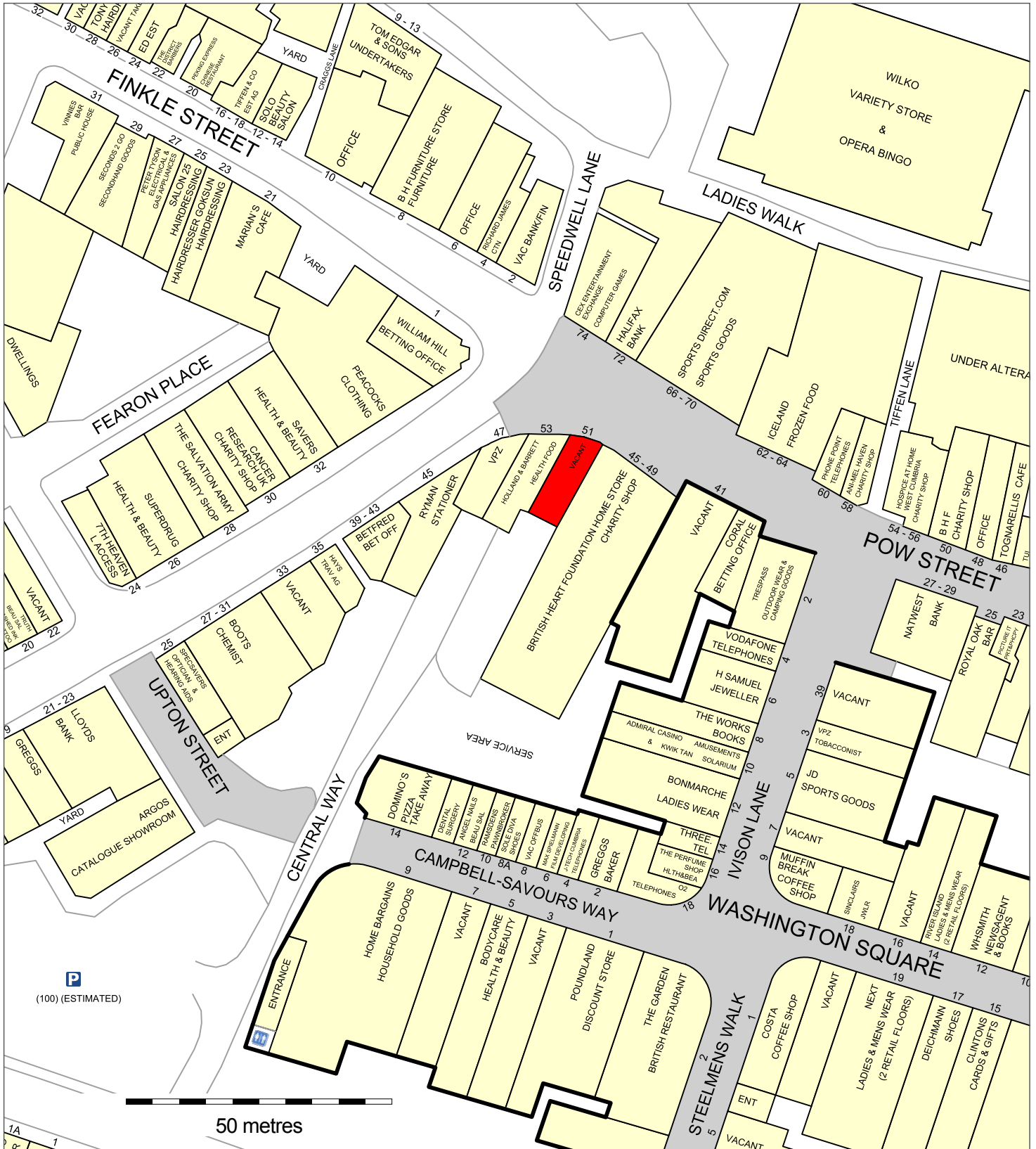
All enquiries should be via the sole agents, Dresler Smith. For further information or to make arrangements to view, please contact:

Dresler Smith (Tel: 0113 245 5599)

Contact: David Dresler

davidd@dreslersmith.co.uk

DATE OF PARTICULARS: AUGUST 2023



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Experian Goad Plan Created: 17/08/2023
Created By: Dresler Smith

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IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991
Dresler Smith on its behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Dresler Smith has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT.

Energy performance certificate (EPC)

51 Pow Street
WORKINGTON
CA14 3AB

Energy rating

E

Valid until: **15 October 2031**

Certificate number: **2675-8536-5540-8918-2739**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

197 square metres

Rules on letting this property

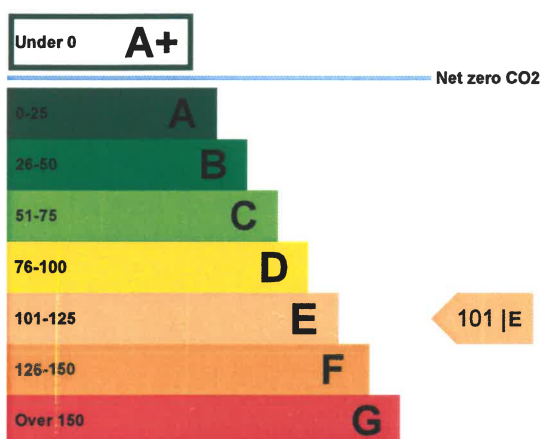
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is E.



Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

31 | B

If typical of the existing stock

92 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).